

144.0

0005

0004.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel  
1,059,000 / 1,059,000

USE VALUE:

1,059,000 / 1,059,000

ASSESSED:

1,059,000 / 1,059,000


**Patriot**  
Properties Inc.
**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
42		HIGH HAITH RD, ARLINGTON

**OWNERSHIP**

Unit #:	
Owner 1: FREUDENREICH OLIVER	
Owner 2: FREUDENREICH CATHERINE	
Owner 3:	

Street 1: 42 HIGH HAITH ROAD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA	Cntry:	Own Occ: Y
Postal: 02476		Type:

**PREVIOUS OWNER**

Owner 1: NELSON JENNIFER -	
Owner 2: -	
Street 1: 42 HIGH HAITH ROAD	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02476	

**NARRATIVE DESCRIPTION**

This parcel contains 6,788 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1929, having primarily Wood Shingle Exterior and 3596 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
		Census:		Exempt		
		Flood Haz:				
D				Topo	3	Below Stree
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6788		Sq. Ft.	Site		0	80.	0.92	9									498,913						498,900	

**IN PROCESS APPRAISAL SUMMARY**

Legal Description										User Acct
										94203
										GIS Ref
										GIS Ref
										Insp Date
										03/17/18

**PREVIOUS ASSESSMENT**

Parcel ID 144.0-0005-0004.0										
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	560,200	0	6,788.	498,900	1,059,100	1,059,100	Year End Roll	12/18/2019
2019	101	FV	418,500	0	6,788.	467,700	886,200	886,200	Year End Roll	1/3/2019
2018	101	FV	415,800	0	6,788.	386,700	802,500	802,500	Year End Roll	12/20/2017
2017	101	FV	415,800	0	6,788.	355,500	771,300	771,300	Year End Roll	1/3/2017
2016	101	FV	415,800	0	6,788.	324,300	740,100	740,100	Year End	1/4/2016
2015	101	FV	398,700	0	6,788.	318,100	716,800	716,800	Year End Roll	12/11/2014
2014	101	FV	398,700	0	6,788.	295,600	694,300	694,300	Year End Roll	12/16/2013
2013	101	FV	398,700	0	6,788.	281,300	680,000	680,000		12/13/2012

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
NELSON JENNIFER	52318-153		2/27/2009	Change>Sale	615,000	No	No		
LOWE DAVID J	41016-127		9/26/2003		475,000	No	No		
LYNCH MARY	27321-40		5/23/1997		242,000	No	No	Y	

**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/16/2010	328	Addition	67,268					ENLARGE KIT & ADD
12/8/2004	1171	New Wind	9,000					SIDING

**ACTIVITY INFORMATION**

Date	Result	By	Name
3/17/2018	Inspected	PH	Patrick H
3/10/2018	MEAS&NOTICE	HS	Hanne S
11/12/2008	Meas/Inspect	163	PATRIOT
2/25/2004	MLS	HC	Helen Chinal
1/11/2000	Inspected	276	PATRIOT
12/1/1999	Mailer Sent		
11/18/1999	Measured	256	PATRIOT
1/1/1982		CS	

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_\_\_

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>								
Type: 6 - Colonial	Sty Ht: 2A - 2 Sty +Attic	(Liv) Units: 1	Total: 1	Full Bath: 1	Rating: Very Good	A Bath:	Rating:	PDAS.												
Foundation: 2 - Conc. Block	Frame: 1 - Wood	Prime Wall: 1 - Wood Shingle	Sec Wall:	3/4 Bath: 1	Rating: Very Good	A 3QBth:	Rating:	1/2 Bath: 1	Rating: Very Good	A HBth:	Rating:	OthrFix:	Rating:							
Roof Struct: 1 - Gable	Roof Cover: 1 - Asphalt Shgl	Color: GREEN		Kits: 1	Rating: Very Good	A Kits:	Rating:	Fpl: 1	Rating: Average	WSFlue:	Rating:									
<b>GENERAL INFORMATION</b>				<b>OTHER FEATURES</b>				1st Res Grid Desc: Line 1 # Units: 1												
Grade: C+ - Average (+)	Year Blt: 1929	Eff Yr Blt:		Level:	FY LR DR D K FR RR BR FB HB L O															
Alt LUC:	Alt %:			Other:																
Jurisdct: G12	Fact: .			Upper:																
Const Mod:				Lvl 2:																
Lump Sum Adj:				Lvl 1:																
<b>INTERIOR INFORMATION</b>				Lower:																
				Totals	RMS: 8	BRs: 3	Baths: 1	HB: 1												
<b>DEPRECIATION</b>				<b>CONDOS INFORMATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>								
Avg Ht/FL: STD Prim Int Wall: 2 - Plaster Sec Int Wall: % Partition: T - Typical Prim Floors: 3 - Hardwood Sec Floors: % Bsmnt Flr: 12 - Concrete Subfloor: Bsmnt Gar: 1 Electric: 3 - Typical Insulation: 2 - Typical Int vs Ext: S Heat Fuel: 2 - Gas Heat Type: 5 - Steam # Heat Sys: % Heated: 100 % AC: Solar HW: NO % Com Wall: % Sprinkled:								Phys Cond: VG - Very Good 4.6 % Functional: % Economic: % Special: % Override: %				Exterior: Interior: Additions: Kitchen: Baths: Plumbing: Electric: Heating: General:				No Unit RMS BRS FL 1 8 3 Totals 1 8 3				
<b>CALC SUMMARY</b>				<b>COMPARABLE SALES</b>																
Basic \$ / SQ: 125.00 Size Adj.: 1.00425100 Const Adj.: 0.98000199 Adj \$ / SQ: 123.021 Other Features: 110000 Grade Factor: 1.10 NBHD Inf: 1.00000000 NBHD Mod: LUC Factor: 1.00 Adj Total: 587086 Depreciation: 27006 Depreciated Total: 560080				Rate Parcel ID Typ Date Sale Price WtAv\$/SQ: AvRate: Ind.Val Juris. Factor: 1.00 Before Depr: 135.32 Special Features: 0 Val/Su Net: 143.98 Final Total: 560100 Val/Su SzAd: 188.97																
<b>MOBILE HOME</b>				<b>SPEC FEATURES/YARD ITEMS</b>				<b>PARCEL ID</b>				<b>IMAGE</b>								
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	<b>PARCEL ID</b>	144.0-0005-0004.0	<b>AssessPro Patriot Properties, Inc</b>
2	Frame Shed	D	Y	16X8	A	AV	2010		0.00	T	7.2	101								
More: N				Total Yard Items:				Total Special Features:				Total:								